



# HEAPS ESTRIN

REAL ESTATE TEAM



15 Zorra Street  
Suite 1610



## 15 Zorra Street Suite 1610

Gorgeous one bedroom, one bathroom suite with unobstructed north views and a superb outdoor terrace. Enjoy the excellent layout and abundant natural light, featuring a beautiful modern kitchen with fully upgraded quartz counters and stainless steel appliances. Approximately 540 square feet in total with plenty of storage and full sized in-suite laundry. Luxurious amenities including 24-hour concierge, indoor pool with sauna, fitness centre, rooftop terrace, games room and more. Well-managed building, with excellent visitors' parking. One owned underground parking space and locker included. Centrally located in the fantastic I.Q. Condominiums community convenient to shops, dining, theatre, schools, playground and transit. Minutes to Sherway Gardens, 427/401, Gardiner, QEW and Pearson Airport.



















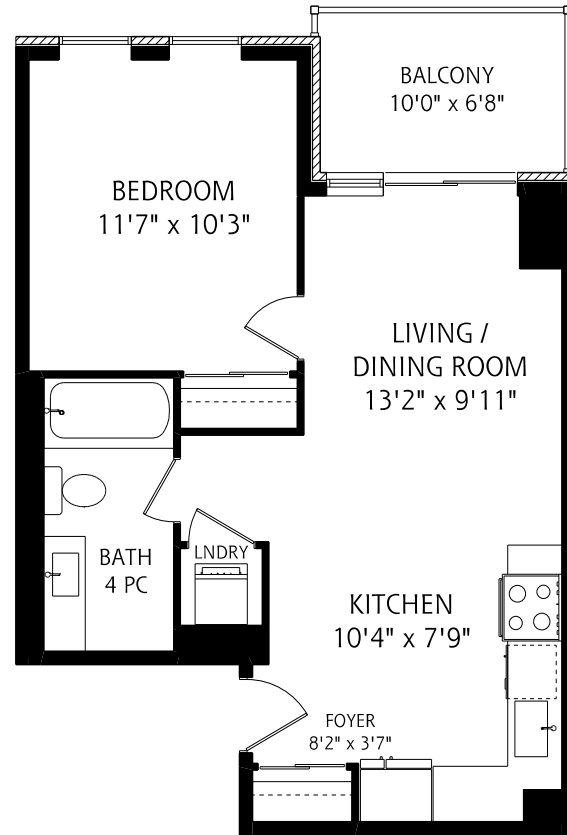




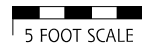








ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



# Features

- Fantastic I.Q Condominiums community
- 540 square feet of beautifully finished living space with gorgeous skyline views
- Bright and spacious living room features floor to ceiling windows, laminate flooring and direct access to private outdoor terrace
- Modern kitchen with high-gloss cabinetry, ceramic backsplash and stainless steel appliances
- Bedroom features floor to ceiling windows offering beautiful cityscape views
- Fresh four-piece bath with modern white finishes
- Convenient in-suite laundry with full-size front stacked loading washer and dryer
- One parking space and one locker included
- Building entry alarm system monitored by concierge
- Luxury amenities on-site (most located on the third floor), including: infinity pool with sauna and hot tub, fitness centre, party/meeting rooms, rooftop terrace, 24-hr concierge and visitor parking
- Directly across the street from Senator Marian Maloney Park, a beautiful and expansive greenspace
- Steps to a variety of shopping, dining options and TTC
- Minutes to the QEW with excellent access to all major highways and the downtown core

## INCLUSIONS

- Whirlpool stainless steel fridge
- Whirlpool stainless steel stove
- Whirlpool built-in dishwasher
- Whirlpool stainless steel microwave
- Full-sized stacked front-loading washer and dryer
- All electric light fixtures
- All window coverings

## EXCLUSIONS

- None

## RENTAL ITEMS

- None

# Details

## MAINTENANCE FEES

\$389.79 per month

Includes water, air conditioning, building insurance, one parking spot and one owned locker

## TAXES

\$1,527.53 (2021)

## POSSESSION

Immediate

## PARKING

1 underground parking space on level P3, 116

## HEATING

Forced Air Gas

## COOLING

Central Air Conditioning

## LOCKER

Unit 360, located on P3 in Locker Room 358 to 369





# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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**Christina Pinelli**

Hon. BSc.

SALES REPRESENTATIVE

647.995.9379

[Christina@HeapsEstrin.com](mailto:Christina@HeapsEstrin.com)

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